

**Notice of Preparation**

**Centennial Specific Plan Project Description**

**Project Number 02-232**

**Specific Plan**

**Conditional Use Permits**

**Oak Tree Permit**

**Zone Change**

**Development Agreement**

**Vesting Tentative Tract Map Numbers 60020, 60021, 60023**

**Vesting Tentative Parcel Map Number 60022**

**Los Angeles County  
Department of Regional Planning  
320 West Temple Street, Room 1348  
Los Angeles, California 90012  
Contact: Daryl Koutnik**

**March 2004**

## **INTRODUCTION**

The County of Los Angeles will be the lead agency and will prepare an Environmental Impact Report for the project identified below. In compliance with Section 15082 of the CEQA *Guidelines*, the County of Los Angeles is sending this Notice of Preparation to each responsible agency, interested parties and federal agencies involved in approving the project and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the Notice of Preparation, each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information related to that agency's area of statutory responsibility.

The purpose of this Notice of Preparation is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The review period for the Notice of Preparation will be from March 15, 2004 to April 14, 2004.

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date, but not later than April 21, 2004. Please direct all written comments to the following address. In your written response, please include the name of a contact person in your agency.

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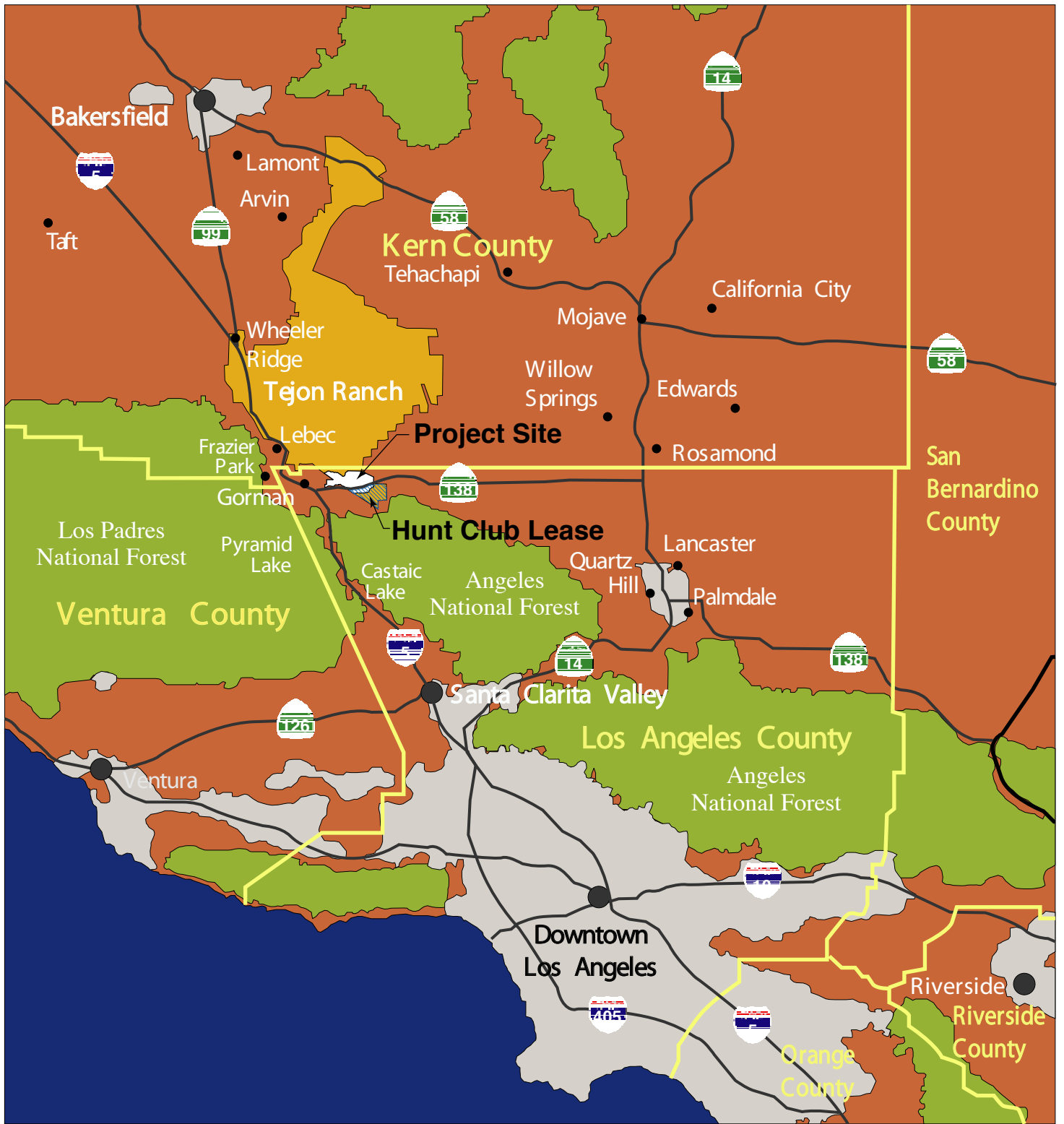
**Project Title:** Centennial Specific Plan  
**Project Applicant:** Centennial Founders, LLC

### **PROJECT LOCATION**

The Centennial Specific Plan site, encompassing approximately 12,000 acres, is located in northwestern portion of the Antelope Valley in Los Angeles County approximately 32 miles north of the Santa Clarita Valley and 60 miles from Los Angeles. The site is approximately 1 mile east of California Interstate 5 (I-5), and just south of the Kern County/Los Angeles County line immediately adjacent both north and south to the State Route 138 (SR-138) in the vicinity of Quail Lake.

Geographically, the site is located at the western margin of the Mojave Desert in an area bounded by the Peninsular (north-south) ranges of the Coast and Sierra Nevada and the Transverse (east-west) ranges of the San Gabriel and Tehachapi Mountains. The topography of the site ranges from steeper hillsides in the west and southwest, rolling hills in the center and flat grasslands in the east. The elevation ranges from approximately 3,000 feet above mean sea level (msl) to approximately 4,250 feet msl.

The immediate vicinity of the Centennial project is generally bounded by the Tehachapi Mountains to the north; the Antelope Valley to the east; the northern edge of the Liebre and San Gabriel Mountains (Angeles National Forest) approximately 1 mile to the south; privately owned vacant land immediately adjacent to the site to the west; and the Los Padres National Forest approximately 7 miles to the west. Centennial is approximately 40 miles south of Bakersfield and approximately 35 miles west of the greater Lancaster and Palmdale area. The West Branch of the State Water Project's California Aqueduct bisects the Specific Plan site with the East Branch running along the northern property boundary. There are two Not a Part (NAP) parcels located within the Specific Plan boundaries. The properties, 100 acres and 316 acres, respectively, are privately owned (by parties other than the Applicant) and are located in the eastern portion of the site. It should be noted that a portion of the Specific Plan site located generally in the southeast corner and south of SR-138 is under lease to the High Desert Hunt Club. While the Hunt Club presently operates under a Conditional Use Permit (CUP), a Modification to the Hunt Club CUP boundary will be filed to exclude the business park (BP), Visitor Serving Commercial (VSC) and Residential designated areas south of SR-138. Please see attached **Figures 1** and **2** for the Regional Location and Site Vicinity, respectively.

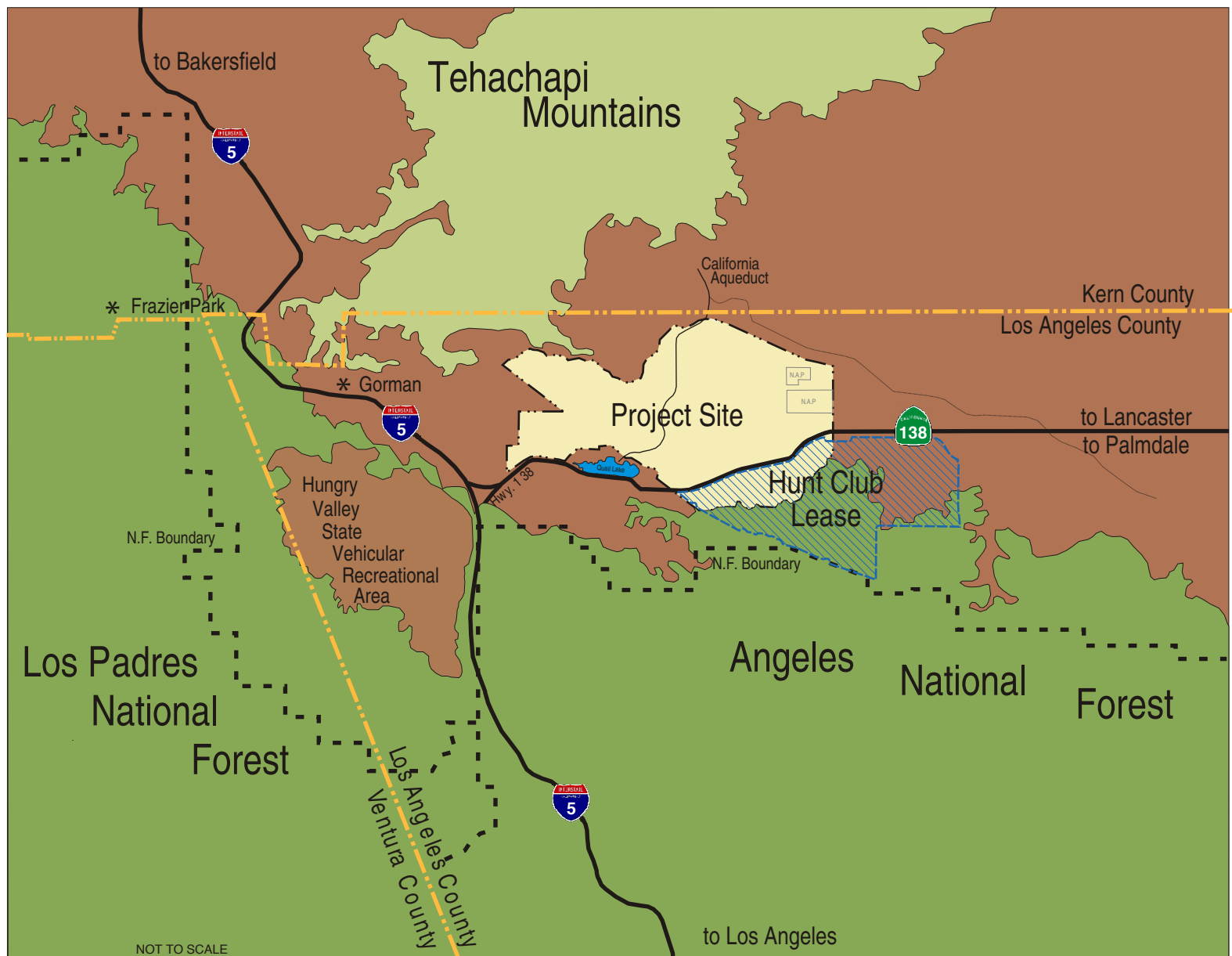


NO TO SCALE

SOURCE: Planning Center, 04/03

FIGURE 1

Regional Location



SOURCE: Planning Center, 04/03

FIGURE 2

Site Vicinity

## **PROJECT SETTING**

### **GENERAL PLAN AND ZONING/HISTORICAL LAND USES**

The Land Use Policy map of the Antelope Valley Areawide General Plan designates the site as Non-Urban 1, .05 to .5 dwelling units per acre. The General Plan has designated approximately 650 acres of the project site as Special Management Areas (SMA) consisting of portions of two Significant Ecological Areas (SEA) and Hillside Management Areas (HMA). The County Zoning designates the project site as A-2-5 and A-2-10, Heavy Agricultural Zones with 5- and 10-acre minimum lot sizes, respectively. The site has been used for livestock grazing for more than 100 years and is still used for that purpose. The existing General Plan designation allows up to 5,345 dwelling units on the site. However, for these units to be constructed on the site, a subdivision map would first need to be approved by the County to create the legal lots necessary for development.

Portions of two Significant Ecological Areas (SEAs) (SEAs Nos. 58 and 59) occur on the project site. SEA No. 58 (Portal Ridge/Liebre Mountains) is located generally southeast of the site in the Portal Ridge/Liebre Mountains and is approximately 31,063 acres in size. This SEA was designated because it supports a unique mosaic of plant communities, flora, and fauna representing a transitional area between the Mojave Desert, the Transverse Range, and the Tehachapi Mountains. A portion of SEA No. 58 (1,531 acres of the 31,063-acre SEA) occurs on the southern portion of the site south of SR-138. Approximately 80 percent of the on-site SEA No. 58 will remain natural open space in the Specific Plan. The areas proposed for development avoid most trees, steep hillsides and drainages and are proposed on land previously used for grazing. SEA No. 59 is located northwest of the site in the Tehachapi foothills and is approximately 4,611 acres in size. This SEA was designated to protect the extensive grasslands and associated wildflowers present in the area. Approximately 20 acres of the western portion of the site contains this designation, all of which will remain natural open space in the Specific Plan. The open space areas of the entire Specific Plan area total approximately 4,961 acres. This open space encompasses land that includes portions of the SEAs and steep slopes.

### **ENVIRONMENTAL SETTING AND EXISTING USES**

#### **Vegetation and Wildlife**

Vegetation on the Centennial site consists of several major plant communities and additional plant communities with limited areal extent. The majority of the site is composed of grassland that has been under varying degrees of grazing pressure and human-induced disturbance for well over 100 years. As a result there is considerable variation in species composition on the site based on soil type, grazing pressure, slope and aspect, available groundwater, and disturbance history. Both native and non-native species occur within this vegetation, but the degree and extent to which these species occur on site varies. In general, non-native grasses dominate in the lower elevation and drainage areas of the site, while native grasses tend to dominate on the upper slopes and ridge tops. Wildflower fields are a component within portions of the grassland community and occur throughout the project site.

Perennial native grasslands, wildflower fields, oak and mixed woodlands and chaparral and non-native annual grasses are the dominant plant communities. Riparian and wetland habitats also occur in association with the drainages, springs, and seeps, located on the site. Oak communities dominate the western and southern portions of the site. Dense stands of oaks occur in the western portion of the site and consist of both deciduous and evergreen oak species. Blue oaks and Valley oaks are the dominant tree species in the oak woodlands and savannas found on the Centennial site. However, the oak resources on the site indicate a low level of regeneration.

Scrub communities (primarily chaparral) are dominated by shrubs including manzanita, yucca, chamise, and scrub oak. These communities are generally found in the western portion of the site, on somewhat eroded, steep, south facing slopes. On the lower elevations of the site, a rubber rabbitbrush dominated community is present in areas that appear to have had historical

disturbances. This community is particularly common in areas on the site immediately adjacent to SR-138, particularly near Quail Lake and in the southeastern portion of the site.

Oso Canyon and its tributaries are likely used by animals as local travel paths as they move about their home ranges. However, the aqueduct serves as a nearly insurmountable barrier to east-west movement on the Centennial site for ground-dwelling animal species. The three small culverts under the aqueduct appear to be too small and dark for most species to pass through and have drop structures at the east end of each culvert. Although dirt roads cross over the aqueduct at three points, two are substantially fenced.

Because of the presence of trees, shrubs, and year-round water, the drainage area immediately north of SR-138 and east of the aqueduct on the project site is used by several wildlife species, particularly those inhabiting the dense chaparral and oak woodlands south of the highway. Because most of the larger wildlife species in the region do not typically cross large expanses of open, uncovered habitat, the central and eastern portions of the Centennial site are likely not used to a great extent by wildlife to move between and within the regional open space areas in the site vicinity.

### **Existing Utilities**

Southern California Edison has power lines running north to the Oso Pumping Plant and National Cement plant as well as along SR-138. Pacific Telephone has a partially underground line running northwest to southeast across the western portion of the site. The Southern California Gas line runs north-south immediately west of the project area and Qwest has installed fiber-optic lines adjacent to the I-5.

## PROJECT DESCRIPTION

The project includes a Specific Plan and subdivision entitlements (i.e., tract maps and conditional use permits) for a master planned community. The Centennial Specific Plan is intended to govern a balanced Master Plan Community, offering a wide array of housing, shops, jobs, schools, parks, natural open space, cultural, and public uses. The Specific Plan area has been divided into a series of communities and planning areas. The statistical analysis for the project contains the approximate acreages, square footages and range of dwelling unit types for each planning area (refer to **Appendix A**). The Specific Plan proposes a maximum of 23,000 dwelling units and 14 million total square feet of non-residential development of employment areas (12,233,390 sq. ft.) and retail serving centers (1,986,336 sq. ft.) anticipated to be built over a period of approximately 20 years. It is estimated that the non-residential development may generate approximately 31,000 jobs for the community. Please see **Figures 3 and 4** for a depiction of corresponding Communities and Planning Areas, respectively, and **Appendix A** for the Specific Plan statistics.

## ENTITLEMENTS

The applicant is requesting a General Plan amendment to three designations of the Antelope Valley Areawide General Plan. The first amendment revises the existing Land Use Policy Map designations contained in the Antelope Valley Area Plan to "Centennial Specific Plan." The second amendment reconfigures the categories on the Hazards and Resources Map, revising the existing Agricultural Opportunity Areas (A) and Hillside Management/Agricultural Opportunity Area (HM/A) categories to "Centennial Specific Plan." The final request is for an amendment to the Highway Master Plan to include proposed arterial highways within the Centennial Specific Plan that are designated Parkway, Major Highways, Secondary Highways, or Limited Secondary Highways.

The applicant is also requesting that the existing zoning (A2 – Heavy Agriculture) be changed to "Centennial Specific Plan." Project entitlements also include a Significant Ecological Area (SEA) Conditional Use Permit (CUP) to allow development in portions of SEA Nos. 58 and 59, to operate a water supply and wastewater treatment facilities, to develop within the hillside management areas, and a separate CUP to modify the existing High Desert Hunt Club (CUP 96-155) for a reduction in property area to be contained in Centennial Specific Plan, an Oak Tree Permit (OTP) for the removal and encroachment on oak trees, and a Development Agreement. The purpose of the Centennial development agreement is to enter into a contractual relationship with the County of Los Angeles that will provide for some or all of the following:

- Certainty for the project applicant that a vested right will have been secured to proceed with the development as envisioned.
- Duration of the development agreement and, thus, the vested rights.
- Negotiated phasing of infrastructure (e.g., completion of infrastructure).
- Construction of excess infrastructure capacity (i.e., to meet needs for existing unmet demands or to provide excess capacity for future demands beyond those demands of the project itself).
- Exactions that could not be lawfully imposed through other entitlement applications.

In addition, CUPs may be required for any of the following:

- Electrical substations;
- Parks and recreational facilities including two golf courses;
- Fire and sheriff stations;
- Solid waste transfer stations; and
- Water retention/detention basins, tanks, well facilities, water treatment plant.

One Vesting Tentative Parcel Map (VTPM) and three Vesting Tentative Tract Maps (VTTM) are requested as part of the project application. VTPM 60022 covers the entire Specific Plan area and contains 124 parcels. The parcel sizes in VTPM 60022 are approximately 5-122 acres in area, with



the average parcel size being 50 acres. VTTM No. 60020 and VTTM No. 60023 are located west of the California aqueduct and VTTM No. 60021 is located east of the aqueduct and south of SR-138 (see **Figure 5**). VTTM No. 60023 includes 2,534 acres, approximately 2,946 residential units, 38.4 acres of business park uses and 13.6 acres of commercial uses. VTTM No. 60020 includes 1,092 acres, approximately 2,654 residential units, and 8.7 acres of commercial uses. VTTM No. 60021 includes 197 acres of business park uses. The two residential tract maps would include approximately 5,651 lots designed for both single- and multi-family residential units. These three tract maps are designed with the intention to provide for a jobs/housing balance in the community.

Wastewater service to the site will require the formation of a wastewater district and development of a wastewater facility. An agreement and subsequent annexation of the site will be executed with the Gorman School District to serve students in grades K-8 and possibly grades 9-12. As the site is within the Antelope Valley Union High School District, students in grades 9-12 may also be served through an agreement through that district. If all students are served by the Gorman School District, the site would be annexed to the Gorman District for grades 9-12 and de-annexed from the Antelope Valley Union High School District. A local water purveyor will be established to serve the Centennial Specific Plan and may require formation of a District or annexation. The Centennial Specific Plan will be served by a water treatment plant will provide water suitable for drinking and other domestic uses, and two water reclamation plants to treat generated effluent, one plant on each side of the California Aqueduct. It is intended that the Specific Plan would be a near zero discharge project, putting to use all, or nearly all, recycled water generated by the water reclamation plants to meet non-potable water demands. The Specific Plan site is within the boundary of the Antelope Valley-East Kern (AVEK) wholesale water district, one of 29 State Water Project contractors in California. Water sources for the Specific Plan will include a combination of local groundwater, recycled water from the two water reclamation plants, water from AVEK (including water from the State Water Project and groundwater recharge), and potentially other water sources from outside AVEK's boundary.

In addition, agencies from which other permits will likely be needed in order to implement the project as proposed include, Regional Water Quality Control Board (for National Pollutant Discharge Elimination System permits), California Department of Fish and Game (for California Fish and Game Code Section 1601/1603 permits), United States Fish and Wildlife, United States Army Corps of Engineers (for Section 404 permit(s) under the Federal Clean Water Act), and Air Quality Management District (for various permits related to air emissions regulation under the South Coast Air Quality Management Plan), Los Angeles County Local Agency Formation Committee, and the California Public Utilities Commission (potential utility and/or service district formation or extension).

## PHASING

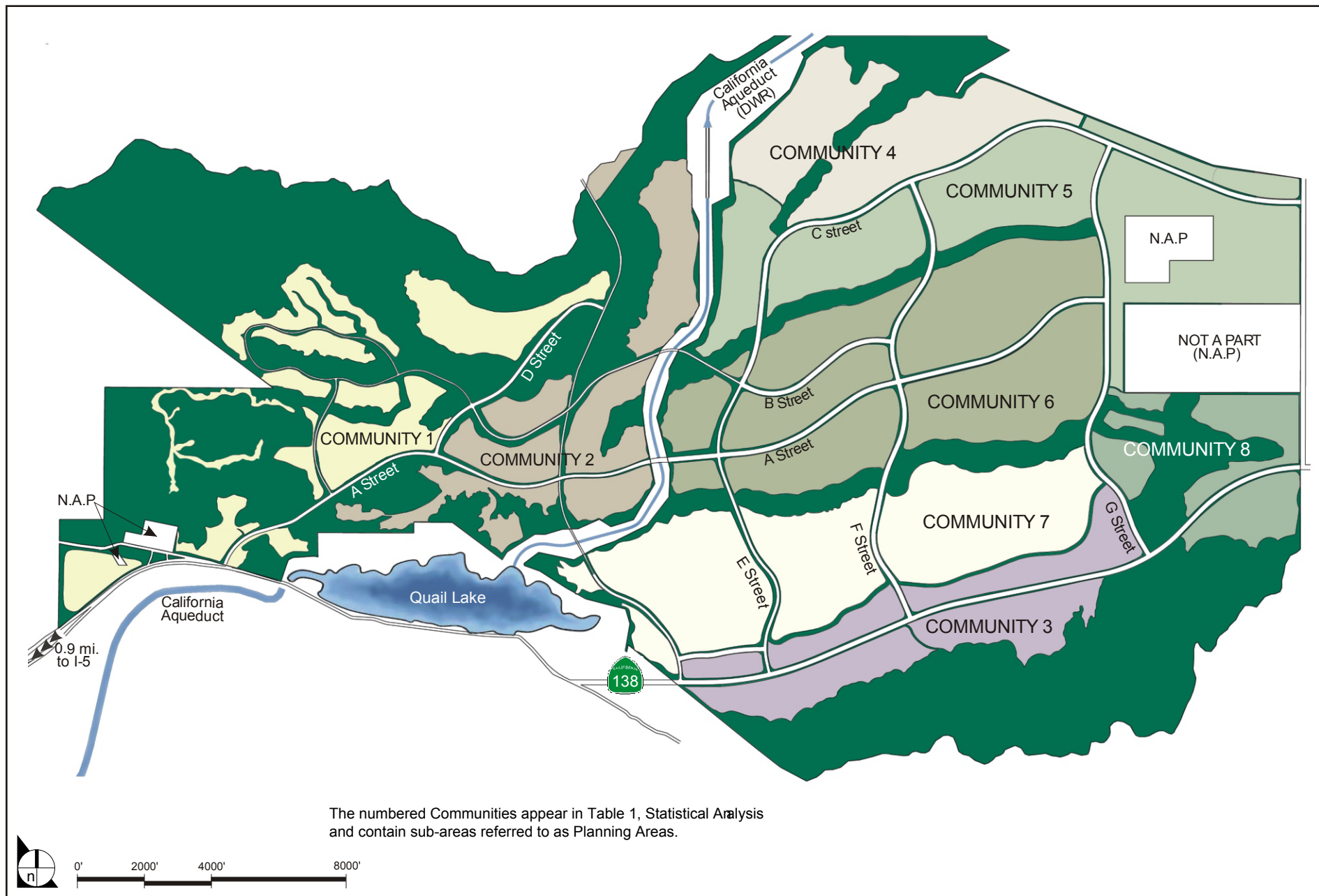
The phasing plan for the Specific Plan provides an organizational framework to facilitate development of the project while assuring provision of infrastructure and public facilities necessary to support the plan. It is assumed that the project will generally develop from west to east.

Three tract maps, VTTMs 60023, 60020 and 60021, will be developed first over the 20-year Specific Plan development period. It is expected that VTTM 60023 will be the first tract to be developed, followed by VTTM 60020. Within each VTTM roadways, water, wastewater, gas, electric, cable lines will be available to each home/business with issuance of a certificate of occupancy. Infrastructure improvements to SR-138 will be implemented concurrent with the development of Tract Maps. VTTM 60021 is proposed for the area south of SR-138. This area would consist of business park use only.

The proposed two mgd wastewater treatment facility located west of the aqueduct within VTTM 60023 will serve each of the VTTMs noted above. The wastewater treatment facility will be expanded as more residential, commercial and business uses are developed. The Sheriff Department has indicated that they initially plan to utilize Fire Station #77, which is located off site, to provide Sheriff services to the VTTMs noted above. At this time, the Fire Department has

indicated that they will require a full-service fire station upon issuance of the first certificate of occupancy and a fire station site has been provided within VTTM 60023, the first of the tract maps to be developed. A branch library site is proposed east of the aqueduct. The provision of library services to that area developed with the above noted VTTMs will be provided to the satisfaction of the County library. These services may be initially provided by bookmobile or in conjunction with school facilities.

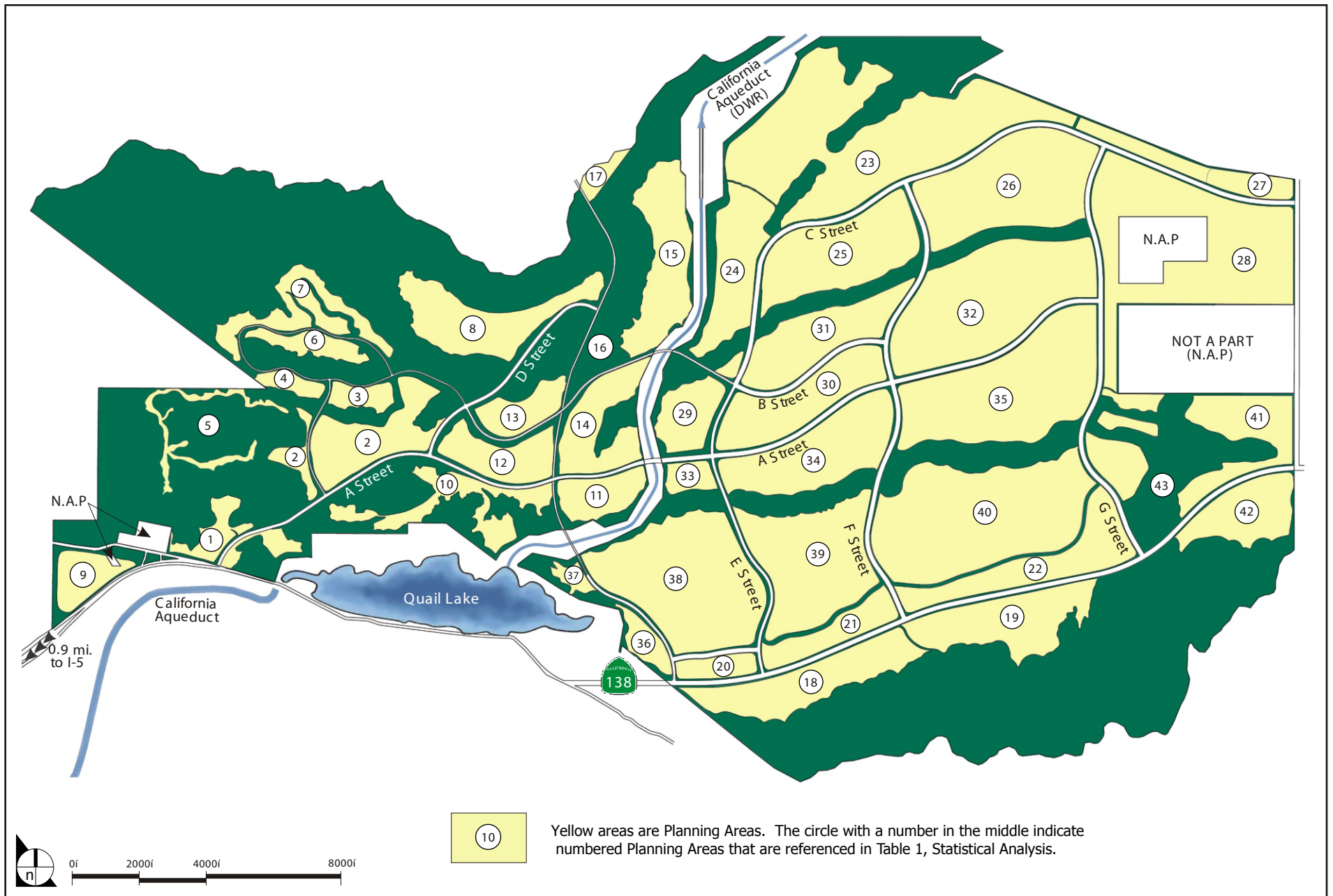
Two elementary schools and one high school are proposed to serve the VTTMs noted above. Schools to serve students in grades K-8 will be provided in both VTTM 60023 and VTTM 60020, while a school to serve students in grades 9-12 will be provided in VTTM 60020. Elementary school sites are approximately 16 acres and the high schools site will be approximately 33 acres. Until the number of students is at a level to warrant construction of the high school, students in grades 9-12 will either be transported to the existing high school in Frazier Park, or be served by interim school facilities to be located at the other proposed school sites in VTTM 60023. Several parks (52.7 acres in total), one golf course (185.5 acres) and open space are proposed recreational facilities for these maps. A proposed retail commercial center located within VTTM 60023 will provide retail services for the early residents of Centennial.



SOURCE: Planning Center, September 2003

FIGURE 3

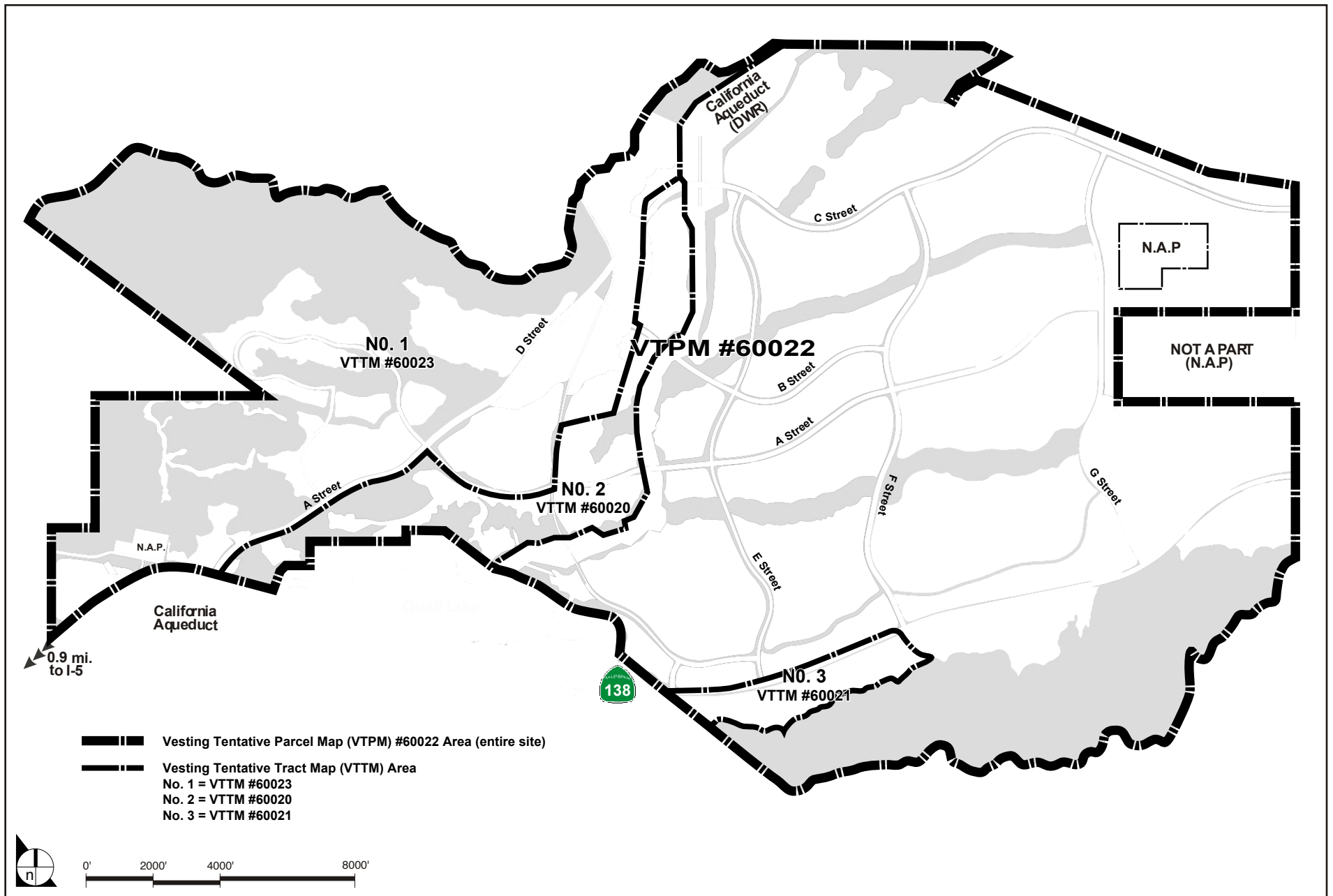
## Centennial Communities



SOURCE: Planning Center – September 2003

FIGURE 4

Centennial Planning Areas



SOURCE: Planning Center – September 2003

FIGURE 5

VTPM and VTTM Locations

## PROJECT DETAILS

### LAND USE PLAN

The Land Use Plan identifies seventeen separate land use designations, including three overlay zones, which will be discussed in greater detail later in this section. The Specific Plan establishes development standards to regulate minimum lot sizes, widths and depths, building setbacks, height limits, landscaping and parking requirements for each of the permitted land use categories.

Consistent with State Planning Law, the Specific Plan contains maximum limits on the amount of permitted land uses within the entirety of the Specific Plan area. This information is provided below in **Table 1**, which identifies the Land Use Statistical Summary for uses permitted overall in the Specific Plan area. Refer to **Appendix A** for the Detailed Land Use Plan Statistical Analysis that provides a more specific breakdown for the development type and intensity proposed within each planning area.

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**Table 1**  
**Centennial Specific Plan Statistical Summary**

Land Use	Acres	Maximum Permitted Intensity	
		Units	Sq. Ft.
Residential	3,982.5	22,264	-
Commercial*	182.4	734	1,986,336
Employment <sup>†</sup>	702.1	-	12,233,390
Schools	196.3	-	-
Parks	228.0	-	-
Golf Course	351.1	-	-
Open Space <sup>‡</sup>	1,132.0		
Natural Open Space	3,829.1		
Internal Slopes	206.5	-	-
Internal Roads	227.4		
Major Roads	470.8		
Utilities	167.9	-	-
<b>TOTAL</b>	<b>11,676.1</b>	<b>22,998</b>	<b>14,219,726</b>

Note:

\* The mixed use overlay applies to certain portions of the commercial land use and is intended to allow a combination of retail, commercial, office, and residential land uses.

<sup>†</sup> Employment category represents business parks containing office, research & development, warehousing or manufacturing uses.

<sup>‡</sup> Open Space includes Greenways.

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The Centennial Specific Plan attempts to incorporate all the elements (a wide range of housing, schools, parks, and recreation surrounding concentrated centers for shopping, medical, civic, financial and business services, houses of worship, cultural activities, employment opportunities, and public-serving uses) necessary to develop a balanced master plan community. Neighborhoods, community-focused amenities, mixed land uses, and employment in the village centers will be designed to encourage some walking between the residences and businesses.



Discussed below is a brief outline of the major aspects of the Centennial Specific Plan:

### CENTENNIAL COMMUNITY STRUCTURE

The Centennial Specific Plan is divided into eight separate communities each containing planning and neighborhood areas. **Figure 3** illustrates the location of the communities. As shown, communities one and two are located entirely west of the west branch of the California aqueduct (maintained by the California Department of Water Resources), while the remaining communities are located to the east and south of this facility. Each community contains a village core that consists of a mixed-use hub (retail/commercial/civic/residential) adjacent to higher density residential uses to support it. Communities will be based on classical town planning principles that include the concepts of walkability, human-scale community centers, mixed-uses, and opportunities for social interaction. Surrounding the village core are residential developments of diverse types and densities, much within a half-mile. Approximately 80 percent of the residents could live within walking distance of these commercial service areas.

Specific Plan communities are divided into planning areas (See **Figure 4**) that are delineated by the circulation pattern. Planning areas and neighborhoods are typically defined by an edge condition unique to that area. Physical characteristics considered when defining planning areas include topography, elevation, the aqueduct, major roadways, greenways, drainages, and open spaces. Within each planning area there are neighborhoods of generally 50 to 100 units that are distinct and intended as individual entities containing individual edge conditions, focal points, and land uses. The two proposed golf courses will each be separate planning areas. The density and diversity of neighborhood types increase nearer to the village core.

### CIRCULATION/TRANSIT PLAN

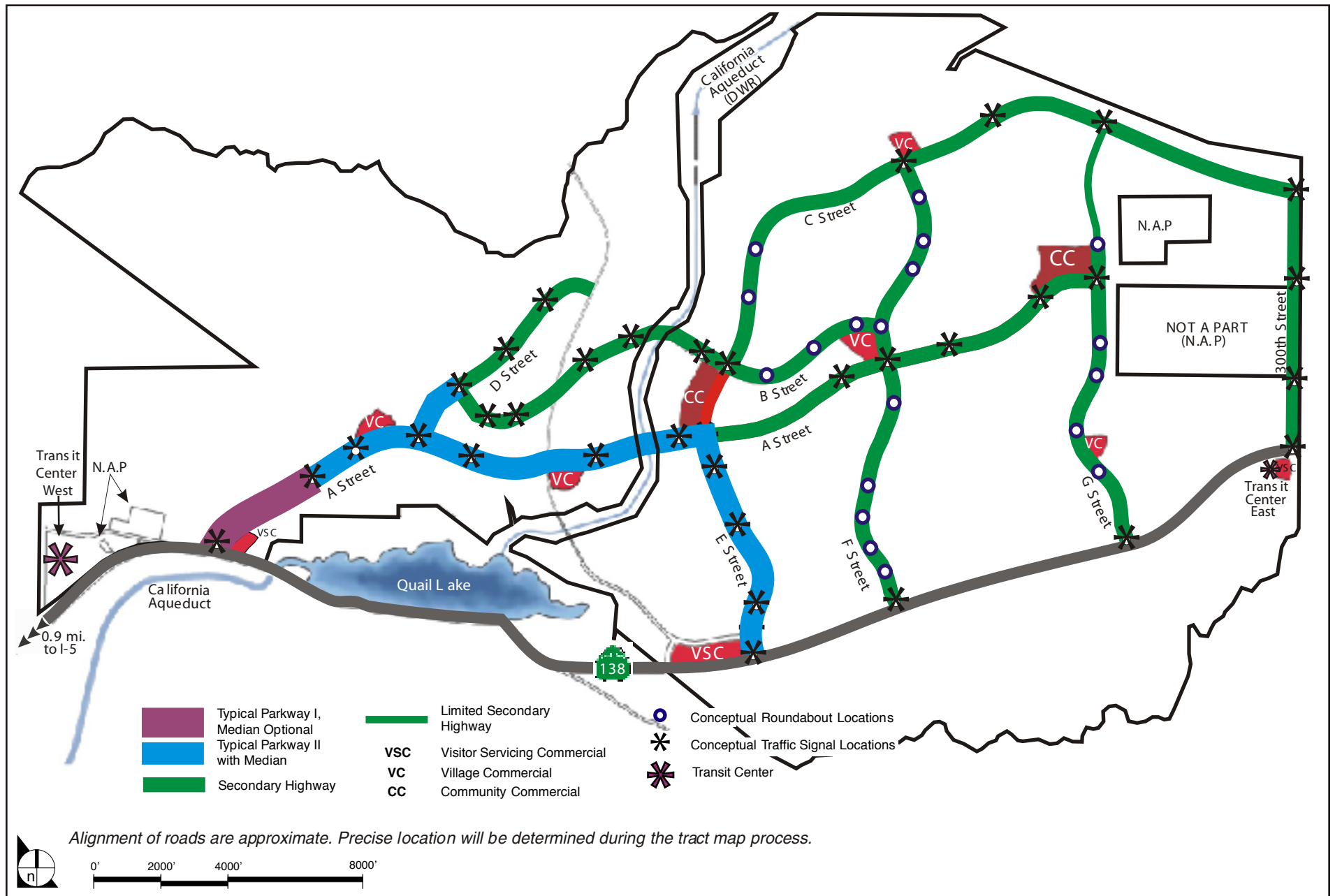
The Circulation Plan for Centennial (refer to **Figure 6**) has been designed according to a number of circulation objectives. Foremost among these are providing adequate accessibility for both internal and external trips by future residents and providing opportunities for using alternative modes of transportation. The plan will incorporate a multi-modal circulation concept of five basic components: Highway; Transit; Bicycle; Pedestrian; and Neighborhood Electric Vehicles.

The primary access route to the Centennial project site is SR-138 via I-5. The Circulation Plan will utilize five overall roadway categories: parkway, major highway, secondary highway, collector street, and local roadway.

A major highway may be either six or eight lanes with a raised median and accommodates the highest traffic volume within the circulation system. Secondary highways may be two or four lanes and may have a raised median, depending on location and the amount of traffic to be served. Collectors are typically two lanes with varying cross-sections depending on the uses that are served. Local roadways have a number of different design variations depending on whether street parking is allowed or not; and may be either public or private. The actual local roadway cross section is dependent on the volume of traffic to be carried and the types of land use to be served (e.g., residential versus commercial/industrial). The Specific Plan implementation will require improvements to SR-138 (e.g., additional travel lanes) in the vicinity of the Specific Plan site during buildout of the Specific Plan.

The proposed transit system for Centennial will include a local transit system and transportation centers at the western and eastern project site boundaries.

The two transportation centers will be the termini for the transit system (refer to **Figure 7**). These transportation centers will accommodate various transportation activities such as commuting to employment centers within the Specific Plan area and other off-site uses (e.g., retail and services uses). Activity examples proposed by the transportation center include: park-and-ride, subscription bus, public transportation bus, special charter operations and similar types of activities related to local service to employment centers and some on-site uses (e.g., shopping, school, parks, or civic uses) or off-site transit usage. An information center located at each transit



SOURCE: Planning Center, 09/03

FIGURE 6

Circulation Plan



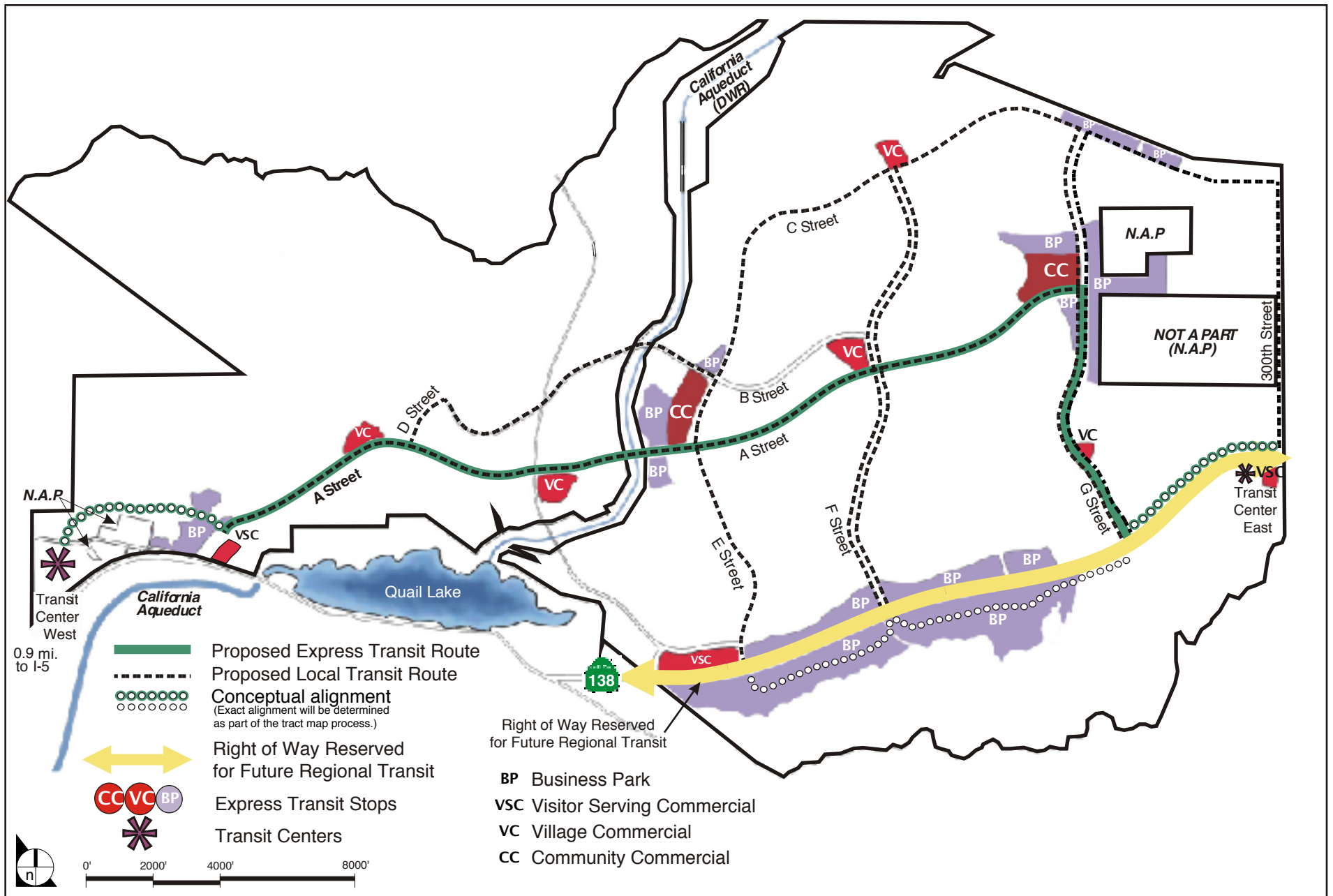


FIGURE 7

# Transit Concept Plan

center will be an important part of the services offered. The primary objective of such centers will be to provide a focal or gathering point for a variety of private and public transportation activities, all of which are designed to reduce dependency on the private automobile.

The backbone transit system connects the two transportation centers via the major road within the Specific Plan (also see **Figure 7**) which depicts major roadways serving community areas. With only infrequent stops at major transfer points, it can provide fast and frequent service to the two transportation centers. The local transit system then provides bus service throughout individual communities (refer to **Figure 7**). The transfer locations will act as secondary transportation centers, and will be strategically located to serve that function. The local transit system will be configured as a set of loops, each of which can bring transit patrons to the backbone transit system and hence to the transportation centers and the major activity centers. The purpose of this transit configuration is also to facilitate internal trips to commercial centers, local employment centers, retail, schools and neighbor visits in a sufficiently convenient forum to reduce automobile usage for such trips.

### RESIDENTIAL DESIGNATIONS

***Very Low Residential (VL) 0.2 to 2 Dwelling Units (du)/Net Acre (679.4 acres located in Community 1, 4, 7 and 8 and in Planning Areas 6, 24, 39, 40, 41, and 43)***

This designation is intended to provide for single-family detached homes on large lots consisting of the 'Estate Residential' classification. This designation also allows for the development of second units or 'granny flats'. The Very Low designation will be placed in sloped areas generally ranging in slope from 15 to 25 percent. Grading of development pads and roads will be minimized and contoured with existing slopes, in order to maintain a more natural environment and landform.

***Low Residential (L) 1 to 5 du/Net Acre (1,103.6 acres located in Community 1, 2, 4, 6, 7 and 8 and Planning Areas 8, 11, 16, 24, 25, 26, 27, 29, 33, 35, 36, 38, 39, 40, 42 and 43)***

The Low Residential designation is intended to provide for single-family detached homes. Houses will consist of a variety of architectural and plotting styles including the use of detached and side-entry garages. Lot development standards for a clustered housing project may be modified at the discretion of the Subdivision Review Committee when clustering is desirable to respond to environmental constraints and features. This designation also allows for the development of second units or granny flats. The Low Residential designation is intended to be within an outer ring of development in most Communities, providing a buffer between the more dense residential and commercial development of core areas and the natural open space areas within the Specific Plan area.

***Low-Medium Residential (LM) 3 to 10 du/Net Acre (882.4 acres located in Community 1, 2, 4, 6, 7, and 8 and Planning Areas 1, 2, 3, 4, 5, 7, 8, 9, 11, 13, 14, 15, 24, 31, 33, 35, 36, 37, 39, 41, and 42)***

The Low-Medium Residential designation is intended to provide for single-family detached and attached homes in a variety of lot configurations and styles. This designation also allows for the development of second units or granny flats. Typical housing types include standard single-family detached, detached zero lot line, alley loaded design, attached duplex, and patio homes with side courts and/or rear garages.

***Medium Residential (M) 7 to 16 du/Net Acre (527.5 acres located in Community 1, 2, 4, 6 and 8 and Planning Areas 1, 2, 9, 11, 12, 14, 15, 24, 31, 32, 33, 35, 36, 39 and 42)***

The Medium Residential designation is intended to provide for single-family detached and attached homes in a highly segmented range of product types. Typical housing types include single-family attached townhomes, cluster detached housing, duplex townhomes, court duplex, alley duplex, and zero lot line products. This designation is generally located near the village center and within a half-mile walking distance to commercial uses and services.

***High Residential (H) 14 to 30 du/Net Acre (148.5 acres located in Community 1, 4, 6 and 8 and Planning Areas 1, 9, 14, 15, 24, 30, 31, 32, 33, 35, 36 and 42)***

The High Residential designation is intended to provide for a wide range of single-family attached accommodations such as condominiums and multiple family dwellings. Typical product types include single-family attached townhouses, attached clustered products, condominiums and apartments. High-density uses are intended to be located in the village centers adjacent to commercial and employment areas.

***Very High Residential (VH) 26 to 50 du/Net Acre (41.8 acres located in Community 1 and 6 and Planning Areas 2, 14, 35 and 36)***

The Very High Residential designation is intended to provide for attached residential development within the Village core areas. Village cores are mixed-use areas (retail/commercial/civic/residential) adjacent to higher density residential uses. Typical housing types may include apartments, stacked flats, condos, town homes (for sale and rentals), and residential units over the first floor of commercial development. The intent is to provide for quality multiple family development with amenities suited to a more “pedestrian oriented environment”, and to provide sufficient design flexibility within the standards to enable creative live-work environments.

**COMMERCIAL/EMPLOYMENT DESIGNATIONS**

***Village Commercial (VC) (58.7 acres located in Community 1, 2, 4, 6 and 8 and Planning Areas 2, 12, 24, 31 and 42)***

The Village Commercial designation provides for local commercial retail and service uses within core areas immediately adjacent to residential neighborhoods. There are two Village Commercial centers planned for the west side (planning areas 2 and 12) and three on the east side of the aqueduct (Planning Areas 24, 31 and 42). In Planning Areas 24 and 31, residential uses may be allowed in a MU zone (see below). The intent of the Village Commercial designation and location is to offer convenient vehicular and pedestrian access for the day-to-day shopping needs (super markets, drug stores, dry cleaners, restaurants, etc.) of local residents.

***Community Commercial (CC) (79.6 acres located in Community 6 and Planning Areas 30 and 33)***

The Community Commercial designation is intended to provide for a wide variety of retail and service commercial uses serving the entire Centennial community. Two Community Commercial centers are planned east of the aqueduct and surrounded by Business Park. These centers are located along Lake Road and Tentrock Canyon Road, both of which are major north-south arterial roadways. This designation accommodates larger-scale commercial operations including home improvement stores, furniture stores, clothing and other retail stores, restaurants, entertainment, and support services.

***Visitor Serving Commercial (VSC) (39.3 acres in Community 1 and 3 and Planning Areas 1 and 21)***

The Visitor Serving Commercial designation is meant to serve two general purposes. The first purpose is to serve as a landmark, unique, gateway to the community. The second purpose is oriented to hotel and restaurant services to accommodate the traveler. The first of the gateway areas is on the south side of SR-138 at the eastern property boundary. The western gateway is located along the northern edge of SR-138 at the western entry to the project. This site is located to serve the business park and is intended to accommodate a minimum of two hotels, several restaurants and other supporting commercial uses.

***Business Park (BP) (563.9 acres in Community 1, 3, 5 and 6 and Planning Areas 1, 19, 20, 22, 23, 25, 28, 29, 30, 33, 34 and 36)***

The Business Park designation is intended to provide for research and development (R&D), light industrial, manufacturing, professional office, private educational and trade schools/colleges, and the smaller commercial services required to support these uses. Business Park areas have been concentrated and strategically located within Community 3 along SR-138 and Communities 1, 5, and 6 to provide a sufficient employment base for residents, as well as continuing education opportunities.

***Mixed Use (MU) Overlay (59 acres in Community 1, 2, 4, 6, and 8 and Planning Areas 2, 12, 24, 34 and 42)***

The Mixed Use overlay is intended to allow for a combination of retail, commercial, office and residential uses in either separate or integrated projects as an optional land use in the Village Commercial designation. This allows for a live/work/shop environment, adds diversity and walkability to the village centers, reducing reliance on the automobile and the associated costs of energy and air emissions. The Mixed Use overlay creates an area where different segments of the population may live, socialize, and have sufficient number and type of businesses to support their basic needs without having to drive.

#### **INSTITUTIONAL/OPEN SPACE DESIGNATIONS**

***School (S) (196.3 acres in Community 1, 2, 4, 6 and 7 and Planning Areas 2, 13, 24, 32, 33, 36 and 40)***

The School designation accommodates public schools planned for the project. The Specific Plan is currently located within the Gorman School District boundaries for grades K-8 and within the Antelope Valley Union High School District for grades 9-12. The types of schools will ultimately be determined as development occurs. It is expected at buildout that, depending upon population figures, approximately 7-8 elementary/middle schools (serving K-8) will be constructed as well as two high schools (serving 9-12). Construction of the schools will occur with implementation of a Phasing Plan agreed upon by the Gorman School District and the Project Applicant and mandated in the approved Specific Plan.

***Utility (U) (128.8 acres in Community 1,3 and 5 and Planning Areas 10, 18, 23 and 28)***

This designation accommodates transit centers (Planning Areas 10 and 43), water treatment facilities, water reclamation plants (Planning Areas 18 and 28), solid waste facilities including materials recovery facilities, recycling centers, composting and green-waste facilities. Specific locations on the site of these uses are being determined at this time and will be determined through the entitlement process.

***Parks (228 acres in Community 1, 2, 4, 6 and 7 and Planning Areas 2, 11, 13, 24, 31, 32, 33, 34, 36, 39, 40 and 41)***

This designation accommodates pocket parks, neighborhood, community and sports park sites that offer a wide-variety of active and passive recreational uses. Fourteen (14) Neighborhood Parks are conceptually located on the Land Use Plan, serving the surrounding neighborhoods and there are three (3) Community Parks. Neighborhood parks will serve the day-to-day recreational needs of nearby residences within a half-mile radius. These parks will generally include tot-lots, turf areas, restrooms and an active recreation component such as soccer, baseball, basketball, volleyball or tennis. Community Parks typically provide both neighborhood-level facilities, such as tot lots, barbecue areas, and informal play areas, combined with other types of community-serving facilities, such as sports parks with athletic fields, tennis and basketball courts, community/recreation centers, cultural/interpretive centers, and other specialty uses. Community Parks incorporate some natural open space areas with trails and picnic facilities for passive use and scenic enjoyment. All parks are intended to be located adjacent to, and

connected by, greenways or natural open space in order to facilitate connectivity among all open space elements.

***Golf Course (GC) (351.1 acres in Community 1, 2 and 8 and Planning Areas 17 and 44)***

This designation accommodates two planned public 18-hole golf courses, one on each side of the aqueduct (Planning Areas 17 and 44), to serve the community of Centennial. The golf courses may include a driving range, golf school, clubhouse with pool/spa and other recreation facilities, restaurants, ancillary pro shop and administrative offices, caretaker's quarters, and greenhouse/nursery areas. Golf courses are expected to be developed in years 2 and 8.

***Greenways (G) (369.6 acres in Communities 1-8 and Planning Areas 2, 14, 22-29, 31-36, 39, 40 and 41.***

Greenways are a common thread throughout the entire Specific Plan area. They are wide, linear, connected corridors of open space containing an improved path to support pedestrian traffic and alternative forms of transportation such as bicycles. The major greenways are comprised of existing drainage ways with adjacent trails, and may include retention or detention ponds for flood control. The extensive greenway system is intended to provide connections between communities, parks, schools, shopping and employment, as well as access to natural open space areas. The greenway system will be sensitively designed to provide public access and enjoyment while preserving natural open space and resource values in drainage and other areas.

***Open Space (OS) (4,961 acres in Community 1-8)***

Approximately 42 percent of the project (4,961 acres) is open space with 77 percent of that (3,829.1 acres, or 33 percent of the total site) remaining as Natural Open Space. This designation encompasses lands that will remain in their natural condition, including natural creeks, sensitive habitat areas, and steep slopes. In particular, the Natural Open Space designation is intended to preserve the natural features of lower Oso Canyon, the significant oak woodlands and savannahs southwest of Oso Canyon and south of SR-138, and major drainages meandering east-west through the greenways of the project. Public access and improvements to these areas will be limited, based upon the environmental conditions of the open space areas. This designation may allow for passive recreation uses, such as hiking, picnicking, an interpretive or nature center, as well as public utilities/facilities. Additionally, approximately 760 acres, although not included in the 4,236 acres above, has been designated transitional or buffer zones between the built environment and natural landscape.

## POTENTIAL PROJECT IMPACTS

The County of Los Angeles has completed a preliminary review of the applications for this project, as described in Section 15060 of the CEQA *Guidelines*, and has determined that an EIR should be prepared. Based on the characteristics of the project, the County intends to prepare a Project EIR. The EIR will examine the environmental effects of the proposed project (i.e., the proposed Specific Plan and associated development applications) along with the continued operation of the adjacent High Desert Hunt Club (which is not a part of the Specific Plan). This type of EIR is referred to as a "Project EIR" which is defined in Section 15161 of the CEQA *Guidelines* as an EIR that "...should focus primarily on the changes in the environment that would result from the development project." The Project EIR shall also "...examine all phases of the project, including planning, construction, and operation." The level of detail a Project EIR should go to in analyzing the environmental effects of a development program is directly linked to the number and depth of project details known at the time of the analysis.

The scope of work for this EIR will involve research, analysis, and study of the following issues and concerns:

- **Aesthetics** – This section of the EIR will analyze and determine if the proposed project: (a) has a substantial adverse effect on a scenic vista; (b) substantially damages scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a state scenic highway; (c) substantially degrades the existing visual character or quality of the site and its surroundings; or (d) creates a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

The potential impacts from construction and operation of the proposed project on the visual character of the area will be assessed in terms of the visibility of the project and alteration of the existing visual setting. Ground level site photographs from selected viewpoints and visual simulations will be used to determine potential impacts. The impact assessment will consider the design details of the project, and design standards will be suggested to minimize any visual impact. In addition, future sources of light, including interior and exterior lighting and daytime glare resulting from parked cars and building surfaces will be analyzed. In addition, an analysis will be included on the impacts of light pollution on nighttime skies.

- **Agricultural Resources** – This section will identify if the proposed project would: (a) convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; (b) conflict with existing zoning for agricultural use, or a Williamson Act contract; or (c) involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

This section will identify historical agricultural uses of the project site. Additionally, Department of Conservation farmland classifications as they relate to the project site will be identified. Current and historical farming activities in the Antelope Valley will also be characterized; including changes in irrigated crop acreage resulting from the conversion of farmland to urban uses. Impacts associated with the proposed project will be identified, and where appropriate, mitigation measures will be proposed.

- **Air Quality** – This section of the EIR will address if the project: (a) conflicts with or obstructs implementation of the applicable air quality plan; (b) violates any air quality standard or contributes substantially to an existing or projected air quality violation; (c) results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors); (d) exposes sensitive receptors to substantial pollutant concentrations; or (e) create objectionable odors affecting a substantial number of people.

A discussion of air quality impacts generated by the proposed project will be presented. This will include emissions associated with construction operations (i.e., construction equipment, fugitive dust, energy use, vehicle trips, and architectural coatings) and long-term operational emissions (i.e., energy use, vehicle trips, and fugitive dust). As required by AVAQMD and the County, the project impact analysis will include an assessment of the project's potential effect on local and regional air quality (including carbon monoxide concentrations at sensitive receptor locations). This section of the EIR will also assess the project's cumulative impacts as they relate to the Antelope Valley AQMP performance standards for attaining federal and state air quality standards while accommodating growth.

- **Biological Resources** – This section of the EIR will address if the proposed action: (a) has a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; (b) has a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; (c) has a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; (d) interferes substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; (e) conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or (f) conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

The Specific Plan Area is predominantly open rolling terrain with non-native grasslands, with oak woodlands and foothills on the western portion of the site. The larger region is an intersection of diverse biological ecosystems found within the Tehachapi Mountains, the Coastal range and San Gabriel Mountains. This section of the EIR will analyze the potential for adverse effects to candidate, sensitive, or special status species, wetlands and riparian habitats or other sensitive natural communities, wildlife movement corridors, and oak resources.

- **Cultural Resources** – The EIR will ascertain if: (a) construction or operation of the proposed project would cause a substantial adverse change in the significance of a historical resource as defined in §15064.5; (b) cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5; (c) directly or indirectly destroys a unique paleontological resource or site or unique geologic feature; (d) disturbs any human remains, including those interred outside of formal cemeteries.

The EIR will ascertain whether the property contains historic structures, cultural artifacts, or represents an area considered sacred by Native Americans. The location of any artifact or resource site discovered during the study will be documented and reviewed against the tract maps to determine impacts.

- **Geology and Soils** – The EIR will address if the proposed project: (a) exposes people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, landslides; (b) result in substantial soil erosion or the loss of topsoil; (c) is located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; (d) is located on

expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property; (e) or has soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

The Geology and Soils section will address the soils and geological conditions of the site and the impacts resulting from the proposed grading plan and the location of the San Andreas Fault in relation to the project site (the fault occurs along the southern edge of the site). Topics to be addressed will include geotechnical hazards, including ground shaking from seismic activity, and other potential hazards including direct impacts from faults, subsidence, liquefaction and expansive soils.

- **Hazards and Hazardous Materials** – The EIR will address if the proposed action: (a) creates a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; (b) creates a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; (c) emits hazardous emissions or handles hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; (d) is located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, creates a significant hazard to the public or the environment; (e) for a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area; (f) for a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area; (g) impairs implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or (h) exposes people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. This analysis will include the catastrophic failure, and potential for, failure of the California Aqueduct. Also included will be a discussion of the potential hazards associated with the existing cement plant and the Centennial community.
- **Hydrology and Water Quality** – This section of the EIR will analyze if the proposed action: (a) violates any water quality standards or waste discharge requirements; (b) substantially depletes groundwater supplies or interferes substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted); (c) substantially alters the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; (d) substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increases the rate or amount of surface runoff in a manner which would result in flooding on or off site; (e) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; (f) otherwise substantially degrades water quality; (g) place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; (h) place structures within a 100-year flood hazard area which would impede or redirect flood flows; or (i) expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, or inundation by seiche, tsunami, or mudflow.

This section of the EIR will analyze the potential for the proposed project to place housing, structures, or people within a 100-year flood hazard area, impede or redirect



flood flows or increase the risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam including the proposed State of California Department of Water Resources Afterbay project located north of the site. The EIR will address project proposed stormwater management practices and impacts to water quality.

- **Land Use and Planning** – The EIR will address if the project: (a) physically divides an established community; (b) conflicts with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or (c) conflicts with any applicable habitat conservation plan or natural community conservation plan.

The analysis of land use compatibility will be a primary focus of this EIR section, and will tie in with the specific impact analyses included in this EIR. The land plan for the proposed projects will be evaluated with respect to the type and spatial arrangement of land uses, as well as the project's location relative to supporting commercial, recreational, and employment opportunities. The compatibility analysis will address how the project's operational impacts, such as noise impacts, light and glare impacts and traffic impacts affect surrounding environmental setting and land uses. Cumulative, long-term land use impacts will also be analyzed, change from a rural setting to an urban setting, and any trends in land use and development will be described.

- **Mineral Resources** – This section of the EIR will address if: (a) the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or (b) the project would result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.
- **Noise** – This section of the EIR will address if: (a) the proposed project exposes persons to or generates noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; (b) exposes persons to or generates excessive ground-borne vibration or ground-borne noise levels; (c) increases ambient noise levels in the project vicinity above levels existing without the project; (d) substantially temporarily or periodically increases ambient noise levels in the project vicinity above levels existing without the project; (e) for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; or (f) for a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.

Existing noise sources at the site include traffic along SR-138 and along the National Cement Plant access road and the private state-operated air field adjacent to Quail Lake. Noise generated by the project would be similar to that of other urban development. At project buildout, noises would be from project traffic, on-site deliveries, car doors and alarms, domestic animals, landscape maintenance equipment, conversations, stereos, commercial and industrial operations, etc. During the approximate 20-year buildout of the site, noise would be generated by construction equipment at various locations on the site. This section of the EIR will analyze the exposure of persons to or generation of noise levels and sensitive receptors associated with buildout as described above in excess of standards established in the County General Plan or noise ordinance in addition to the change in ambient noise levels.

- **Population, Employment, and Housing** – The EIR will address if the proposed project: (a) induces substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); (b) displaces substantial numbers of existing housing,

necessitating the construction of replacement housing elsewhere; or (c) displaces substantial numbers of people, necessitating the construction of replacement housing elsewhere.

A summary of existing and projected population, housing and employment figures within the project area will be presented, based on available data including 2000 census data, 2002 State Department of Finance figures and information available from the County of Los Angeles Department of Regional Planning. The existing population, housing and employment characteristics of the project area will be addressed. This section will also describe the anticipated direct and secondary population, employment and housing effects that would result from buildout of the project as proposed. Specifically, impacts on countywide population estimates, as a result of proposed single and multi-family dwelling units and employment estimates, as a result of the commercial land use, will be addressed.

- **Public Services** – This section of the EIR will analyze if the proposed project (a) would result in: substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or a need for new or physically altered governmental facilities, including but not limited to Sheriff, schools, libraries, fire, and roads, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.
- **Recreation** – This section of the EIR will analyze if: (a) the proposed project increases the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or (b) requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

The proposed project would introduce a number of parks, trails and other recreational activity including golf courses into the West Antelope Valley. The EIR will analyze whether the acreage of recreation proposed satisfies Quimby Act requirements. The EIR will also describe any potential impact resulting from an increase in use of existing neighborhood and regional parks.

- **Traffic/Access** – This section of the EIR will address if the project: (a) causes an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections); (b) project generated traffic exceeds, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways; (c) results in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; (d) substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections); or (e) would result in inadequate emergency access; (f) result in inadequate parking; or (g) conflict with adopted policies, plans or programs supporting alternative transportation.

This section of the EIR will provide an analysis of the anticipated increase in traffic in relation to the existing traffic load and capacity of the existing and proposed circulation systems. The anticipated increase in traffic will be analyzed to determine the project's traffic impact both individually or cumulatively, on designated roads and highways (i.e., SR-138 and I-5). Hazards due to design features, inadequate emergency access and inadequate parking capacity will also be analyzed.

- **Utilities and Service Systems** – This section of the EIR will analyze if the proposed project: (a) exceeds wastewater treatment requirements of the applicable Regional Water Quality Control Board; (b) requires or results in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of

which could cause significant environmental effects; (c) requires or results in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; (d) has sufficient water supplies available to serve the project from existing entitlements and resources, or new and expanded entitlements needed; (e) results in a determination by the wastewater treatment provider, which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; (f) is served by a landfill without sufficient permitted capacity to accommodate the project's solid waste disposal needs; or (g) the proposed project does not comply with federal, state, and local statutes and regulations related to solid waste. This section will analyze the construction and operation of a wastewater treatment facility. This section will also analyze water supply pursuant to SB 221 and SB 610.

This section of the EIR will analyze any substantial adverse physical impacts associated with the provision of new or modifications to existing government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives.

In addition to these technical sections, other important information will be incorporated as part of this EIR. As required by CEQA, the EIR will also include: (1) description of the existing environmental and regulatory setting that exists in the project site vicinity; (2) description of the ultimate build-out of the proposed project (i.e., the Project Description); (3) a description and analysis of alternatives that can reduce the proposed projects' impact potential (i.e., the Alternatives section); and, (4) sections that summarize cumulative, long-term, and irreversible effects associated with the proposed project as well as the potential to induce additional growth.